

NOTES

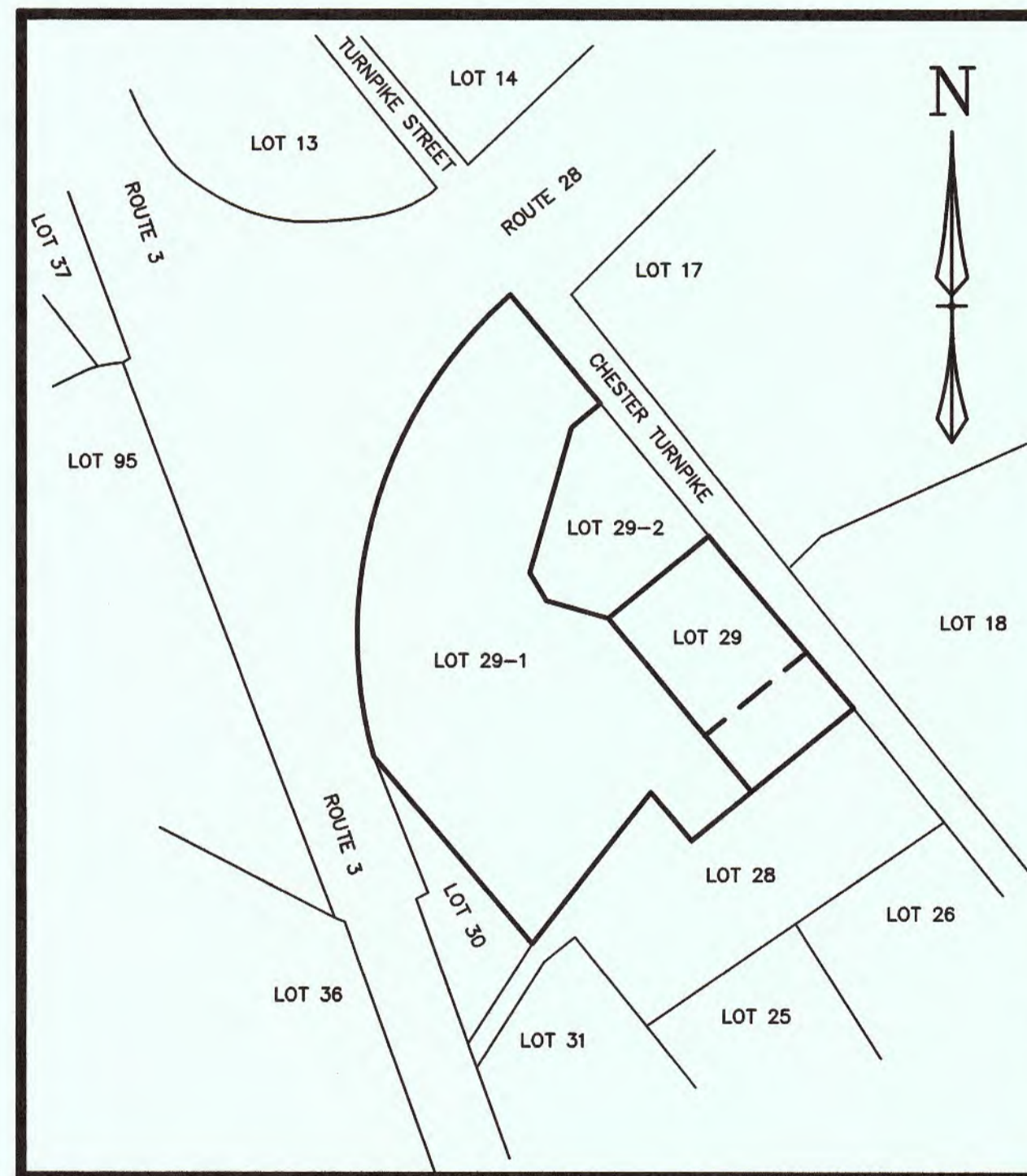
- THE PURPOSE OF THIS PLAN IS TO:
ADJUST THE LOT LINES BETWEEN LOTS 29 & 29-1 ON TAX MAP 109, CREATING PARCEL "A" (15,824 S.F.), WHICH IS TO BE TRANSFERRED FROM LOT 29-1 TO LOT 29. PARCEL "A" IS TO BE ADDED TO LOT 29 AND NOT CONSIDERED A SEPARATE BUILDABLE LOT.
THE COMMON ACCESS EASEMENT TO BE SHARED BETWEEN LOTS 29, 29-1 AND 29-2 IS NOT TO BE CHANGED.
- ORIGINAL AND ADJUSTED PARCEL AREAS:

TAX MAP 109 LOT 29 =	EXISTING	PROPOSED
	0.75 ACRES	1.11 ACRES
TAX MAP 109 LOT 29-1 =	5.03 ACRES	4.67 ACRES
- PRESENT ZONING: B - BUSINESS & GROUNDWATER PROTECTION OVERLAY DISTRICT
MINIMUM FRONTAGE = 75 FEET
MINIMUM FRONT SETBACK = 20'
MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 40'
- THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL #33015C0564E, EFFECTIVE APRIL 19, 2010.
- NO STATE PERMITS ARE REQUIRED.
- BOTH LOTS ARE SERVICED BY PUBLIC WATER AND SEWER
- ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND THE CONTRACTOR/HOMEOWNER SHALL BE AWARE OF HIS RESPONSIBILITY TO CONTACT "DIG-SAFE" AT 331 MONTVALE AVE., WOBURN, MA. (1-888-344-7233) AT LEAST 72 WORKING HOURS PRIOR TO THE START OF ANY EXCAVATION.
- THIS PLAN CONTAINS A TOTAL OF 3 SHEETS. SHEETS 1 AND 2 ARE ON FILE AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AND THE ENTIRE SET IS ON FILE AT THE TOWN OF ALLENSTOWN PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTES THE PLAN WHICH IS APPROVED BY THE ALLENSTOWN PLANNING BOARD.
- THE SOIL TYPE FOR ALL LOTS IS 699B, URBAN LAND, 0-8% SLOPES AND FOR LOT 13-1, 598B, WINDSOR-URBAN LAND COMPLEX, 0-8% SLOPES. THERE ARE NO WETLANDS ON SITE.
- A VARIANCE WAS GRANTED BY THE ALLENSTOWN ZONING BOARD, CASE NUMBER 2019-05, ON SEPTEMBER 25, 2019 TO ARTICLE III SECTION 8.04.e. DIMENSIONAL RESTRICTIONS TO ALL THE TOTAL IMPERVIOUS AREA FOR LOTS 29-1 & 29-2 TO BE GREATER THAN 70%.

EXISTING LOT	EXISTING AREA	IMPERVIOUS CALCULATIONS: EXISTING IMPERVIOUS	PROPOSED LOT	PROPOSED IMPERVIOUS
LOT 29	32,472 SF	22,452 (69.1%)	48,296 SF	33,216 (69.0%)
LOT 29-1	219,200 SF	157,376 (71.8%)	203,376 SF	145,112 (71.4%)

ABUTTERS

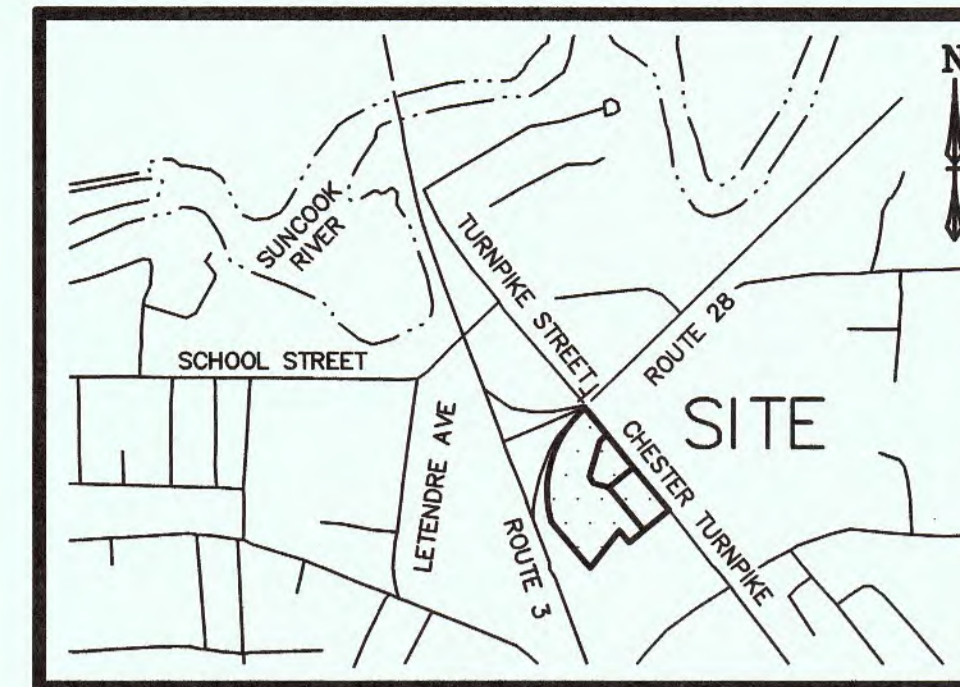
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|--|--|--|--|--|--|
| MAP 109 LOT 13
AUBUCHON REALTY CO., INC.
23 WEST MAIN STREET
WESTMINSTER, MA 01473
1.93 Ac. (84,070 S.F.) PER TAX CARD
2049/861 | MAP 109 LOT 14
HUDSON QUARRY CORP.
6 GANDY LANE
HUDSON, NH 03051
3.7 Ac. (161,172 S.F.) PER TAX CARD
3618/523 | MAP 109 LOTS 31
AGROSSMAN SUNCOCK, LLC
ONE ADAMS PLACE, SUITE 501
859 WILLARD STREET, QUINCY, MA 02169
1.17 Ac. (50,965 S.F.) PER TAX CARD
3616/530 | MAP 109 LOT 28
15 CHESTER TURNPIKE, LLC
679 1ST NH TURNPIKE
NORTHWOOD, NH 03261
2.57 Ac. (111,949 S.F.) PER TAX CARD
3436/942 | MAP 109 LOT 30
SANDY'S CLASSIC TOUCH, LLC
38 SOUTH POLICY STREET
SALEM, NH 03079
0.55 Ac. (23,958 S.F.) PER TAX CARD | MAP 109 LOTS 11 & 12
ROUTE 28 & TURNPIKE ST. ALLENSTOWN, NEW HAMPSHIRE,
PREPARED FOR BANC ONE NEW HAMPSHIRE ASSET MANAGEMENT
CORPORATION, FEBRUARY 19, 1993 SCALE: 1" = 40" PREPARED
BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. |
| MAP 109 LOT 17
OCEAN REALTY TRUST
9772 BLUE STONE CIRCLE
FORT MYERS, FL 33913
13.7 Ac. (596,772 S.F.) PER TAX CARD
3459/554 | MAP 109 LOTS 36
RARED ALLENSTOWN LLC
PO BOX 3165
HARRISBURG, PA 17105
2.41 Ac. (104,980 S.F.) PER TAX CARD | MAP 109 LOT 37
TOWN OF ALLENSTOWN
16 SCHOOL STREET
ALLENSTOWN, NH 03275
0.59 Ac. (25,700 S.F.) PER TAX CARD
3393/321 | MAP 109 LOT 18
JUSTINE & CHARLES CURRIER
18 MAPLE STREET
PEMBROKE, NH 03275
11.1 Ac. (483,516 S.F.) PER TAX CARD | MAP 109 LOT 95
CMBE, LLC
274 WOODLANDS ROAD
ALTON, NH 03810
5.03 Ac. (219,107 S.F.) PER TAX CARD
3307/724 | MAP 109 LOT 26
DIGLORIA PROPERITES LLC
185 KIMBALL STREET
MANCHESTER, NH 03102
1.29 Ac. (56,192 S.F.) PER TAX CARD
3551/2843 |
| MAP 109 LOT 25
MICHAEL D. & CHERYL GORDON
36 KIMBERLY LANE
GOFFSTOWN, NH 03045
1.28 Ac. (55,757 S.F.) PER TAX CARD
2337/701 | MAP 109 LOT 29-1
LOT 29
LOT 29-2
LOT 29-1 | | | | |



TAX MAP SKETCH
SCALE: 1" = 200'

PLAN REFERENCES

- "SUBDIVISION OF THE LAND OF THE ESTATE OF JUSTINE CURRIER, ALLENSTOWN, N.H. DATE: 12/20/84 SCALE: 1"=50" LAST REVISED ON 1/21/85, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8176.
- "SURVEY OF LAND OF RESCOURSE EXPLORATION, INC. LEASED TO THE KEY-LOC CORPORATION, ALLENSTOWN, N.H. DATE: 11-30-84 SCALE: 1"=50" LAST REVISED ON 3-19-85, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #B217.
- "STATE OF NEW HAMPSHIRE PROJECT NO. 12039 SHEETS 1 - 7 PREPARED BY STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION" M.C.R.D. PLAN #13947.
- "BOUNDARY PLAT TAX MAP 109, LOT # UNASSIGNED, ROUTE 3 & ROUTE 28 ALLENSTOWN, NH" DATE: 02/19/12 SCALE: 1" = 50', LAST REVISED ON 01/23/12, PREPARED BY JONES & BEACH ENGINEERS, INC., STRATHAM, NH M.C.R.D. PLAN #19933.
- "ALTA SURVEY PLAN (5741425802-18) MAP 16 LOTS 11 & 12, ROUTE 28 & TURNPIKE ST. ALLENSTOWN, NEW HAMPSHIRE, PREPARED FOR BANC ONE NEW HAMPSHIRE ASSET MANAGEMENT CORPORATION, FEBRUARY 19, 1993 SCALE: 1" = 40" PREPARED BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC.
- "LOT LINE ADJUSTMENT & SUBDIVISION PLAN, TAX MAP 109, LOTS 29 & 29-1, 3 CHESTER TURNPIKE, ALLENSTOWN, NH, OWNER CJL, LLC, JULY 23, 2019 SCALE: 1"= 40" PREPARED BY THIS OFFICE.
- "SITEPLAN/ GRADING PLAN, VAULT STORAGE, TAX MAP 109, LOTS 29 & 29-1, 3 CHESTER TURNPIKE, ALLENSTOWN, NH, PREPARED FOR VAULT STORAGE, OWNER CJL, LLC, OCTOBER 22, 2018 SCALE: 1"= 40" PREPARED BY THIS OFFICE.



VICINITY PLAN
SCALE: 1" = 1,000'

SHEET INDEX

SHEET 1 OF 3	COVER SHEET
SHEET 2 OF 3	LOT LINE ADJUSTMENT & SUBDIVISION PLAN
SHEET 3 OF 3	UTILITIES PLAN

PRESENT OWNERS OF RECORD:

LOTS 29 & 29-1, TAX MAP 109
M.C.R.D. VOL. 3590 PG. 2717 & 2719
CJL, LLC
400 BEDFORD STREET
MANCHESTER, NH 03110
AUTHORIZED SIGNATURE _____

THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE PART OF THIS PLAT AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF SAID REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARDS AND ATTACHED HERETO.

APPROVED BY THE ALLENSTOWN PLANNING BOARD

DATE: _____
CHAIRMAN: _____

LOT LINE ADJUSTMENT PLAN

TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH

OWNER:
CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2020

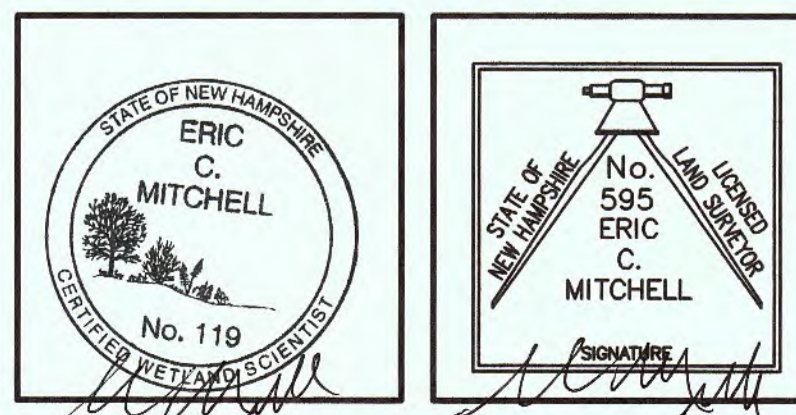
SCALE: 1" = 40'

PREPARED BY

ERIC C. MITCHELL & ASSOC. INC.
SURVEYING SITE DESIGN LAND PLANNING ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

SHEET 1 OF 3 REV: DWG: SUBDIVISION/FLD. BK/PG: JOB NO. 18-21

THE MONUMENTS OR BOUNDS SHOWN ON THIS PLAN HAVE OR WILL BE SET UNDER MY SUPERVISION PRIOR TO THE CONVEYANCE OF ANY APPROVED LOTS.



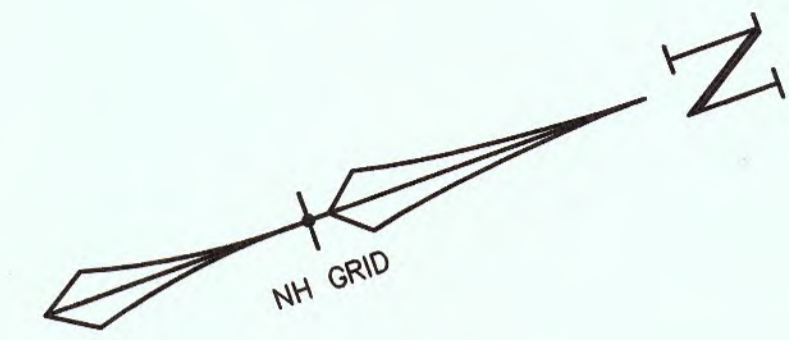
I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER THROUGH NOVEMBER OF 2018 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

ERIC C. MITCHELL L.L.S. NO. 595 DATE 7/24/2020

REV.	DATE	DESCRIPTION	BY
REVISIONS			

LEGEND

- NHHB FOUND
- IRON ROD SET
- IRON PIPE FOUND
- MAG SPIKE SET
- CONCRETE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- SHARED ACCESS EASEMENT
- LOT LINE TO BE REMOVED



NON TANGENT
R=584.67' L=616.26'
CHORD BEARING
N14°43'48"E - 588.13'

MAP 109 LOT 30
SANDY'S CLASSIC TOUCH, LLC
38 SOUTH POLICY STREET
SALEM, NH 03079
0.55 Ac. (23,958 S.F.) PER TAX CARD

N 227494.42
E 1044211.21

MAP 109 LOT 28
15 CHESTER TURNPIKE, LLC
679 1ST NH TURNPIKE
NORTHWOOD, NH 03261
2.57 Ac. (111,949 S.F.) PER TAX CARD

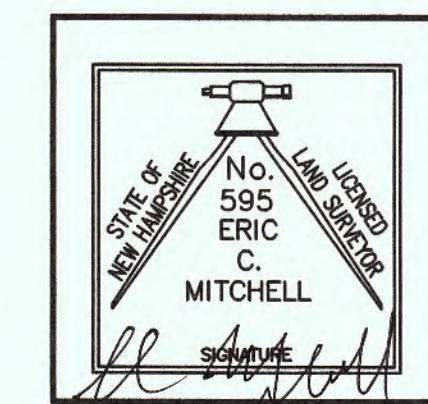
MAP 109 LOT 29-2
CJL, LLC
400 BEDFORD STREET
MANCHESTER, NH 03110
3590/2717
SUBJECT TO SEWER AND
WATER SERVICE EASEMENT
TO BENEFIT LOT 29

MAP 109 LOT 17
OCEAN REALTY TRUST
9772 BLUE STONE CIRCLE
FORT MYERS, FL 33913
3459/554

MAP 109 LOT 18
JUSTINE & CHARLES CURRIER
18 MAPLE STREET
PEMBROKE, NH 03275
11.1 Ac. (483,516 S.F.) PER TAX CARD

PROP 15' OF EXISTING PAVEMENT
TO BE REMOVED TO MAINTAIN 69%
IMPERVIOUS COVERAGE

REV.	DATE	DESCRIPTION	BY
REVISIONS			



THE MONUMENTS OR BOUNDS SHOWN ON THIS PLAN
HAVE OR WILL BE SET UNDER MY SUPERVISION
PRIOR TO THE CONVEYANCE OF ANY APPROVED LOTS.

THE SUBDIVISION REGULATIONS OF THE TOWN
OF ALLENSTOWN ARE PART OF THIS PLAT AND
APPROVAL OF THIS PLAT IS CONTINGENT UPON
COMPLETION OF SAID REQUIREMENTS OF SAID
SUBDIVISION REGULATIONS, EXCEPTING ONLY
MODIFICATIONS MADE IN WRITING BY THE
BOARDS AND ATTACHED HERETO.

APPROVED BY THE ALLENSTOWN
PLANNING BOARD
DATE: _____
CHAIRMAN _____

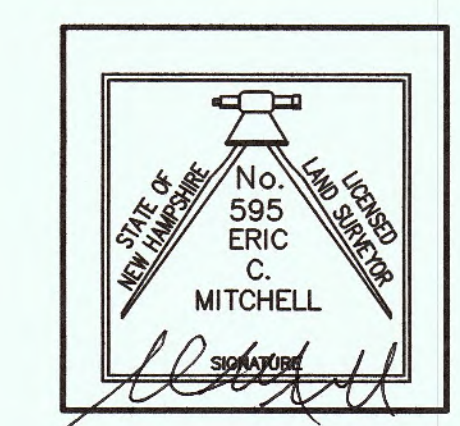
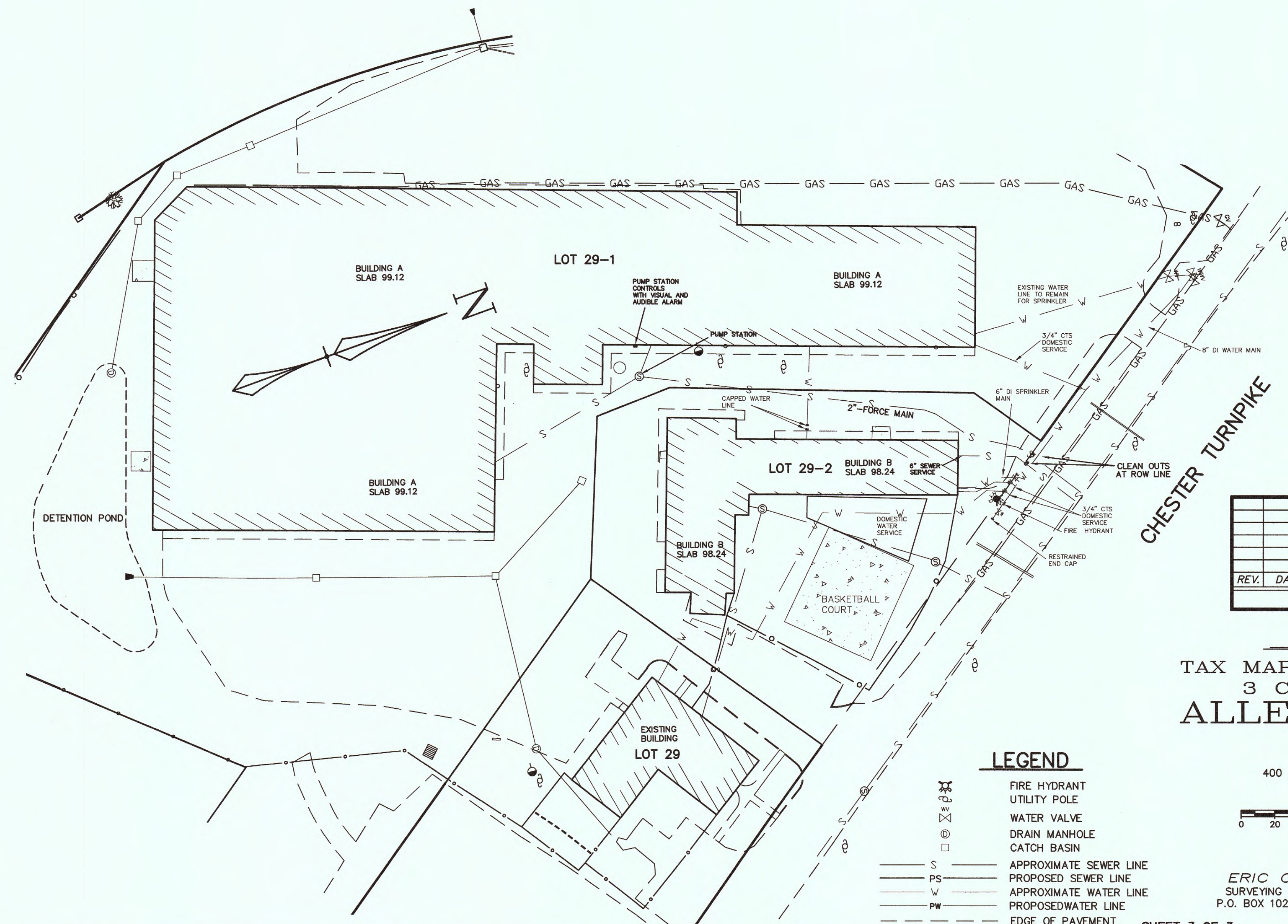
LOT LINE ADJUSTMENT PLAN
TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH

OWNER:
CJL, LLC
400 BEDFORD STREET, MANCHESTER, NH 03101

JULY 24, 2020
SCALE: 1" = 40'

PREPARED BY
ERIC C. MITCHELL & ASSOC. INC.
SURVEYING SITE DESIGN LAND PLANNING ENVIRONMENTAL
P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298
PH. (603) 627-1181

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REV. DATE	DESCRIPTION	BY
REVISIONS		

UTILITIES PLAN
TAX MAP 109 LOTS 29 & 29-1
3 CHESTER TURNPIKE
ALLENSTOWN, NH

OWNER:
CJL, LLC
 400 BEDFORD STREET, MANCHESTER, NH 03101
 JULY 24, 2020
 SCALE: 1" = 40'

- LEGEND**
- FIRE HYDRANT
 - UTILITY POLE
 - WATER VALVE
 - DRAIN MANHOLE
 - CATCH BASIN
 - APPROXIMATE SEWER LINE
 - PROPOSED SEWER LINE
 - APPROXIMATE WATER LINE
 - PROPOSED WATER LINE
 - EDGE OF PAVEMENT

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